

**NEW FAIRFIELD ZONING BOARD OF APPEALS
NEW FAIRFIELD, CT 06812**

REGULAR MEETING

AGENDA AND LEGAL NOTICE

Notice is hereby given that the New Fairfield Zoning Board of Appeals will hold a public hearing followed by a business session on Thursday December 18, 2008 at 7:00pm in the New Fairfield Public Library located at 2 Brush Hill Road regarding the following applications and appeals.

Application # 53-08: Carlson, 2 High Trail Road, for variances to zoning regulations: 2.4.3a&b; 3.2.3a&b; 3.2.7; and 3.2.4a Two front setbacks to 32.9' and 32' for the purpose of legalizing a deck with stairs to grade. Zoning District: R-44, Map: 6, Block: 3, Lot: 5 + 6

Application # 54-08: Furphy, 10 Inglenook Road, for variances to zoning regulations: 2.4.3a&b; 3.2.3a; and 3.2.4a Front Setback to 16' for the purpose of constructing a portico with stairs. Zoning District: R-44; Map: 41, Block: 5; Lot: 8 – 11.

Application # 55-08: Kaye, 1 Overlook Road, for variances to zoning regulations; 2.4.3a&b; 3.2.3a; 3.2.4c Rear Setback to 39' for the purpose of squaring off the corners and constructing a roof over the existing deck. Zoning District: R-44, Map: 45, Block: 4, Lot: 2 & 3.

Application # 56-08: Gerrity, 7 Whitney Drive, for variances to zoning regulations; 3.2.3a; 2.4.2 Nonconforming Use of Land; 2.4.4 Restoration of Damaged Structures or Buildings; and 3.2.4c Rear setback to 10' for the purpose of reconstructing a house. Zoning District: R-44; Map: 36, Block: 10; Lot: 5.

Application # 57-08: Kern, 6 Shore Drive, for variances to zoning regulations: 2.4.3a&b; 3.2.3a&b; 3.2.5; 3.2.7; and 3.2.4b Side setback to 8.4' and 3.2.4c Rear setback to 40' for the purpose of constructing a 2 story addition. Zoning District: R-44, Map: 10, Block: 1, Lot: 12.

Regulations Key: 2.4.3a&b Nonconforming use of building or structure, nonconforming buildings or structure---3.2.3a Minimum lot area--3.2.3b minimum lot frontage--3.2.5 maximum lot coverage—3.2.7 minimum lot dimension.

Revision to 2009 Meeting Dates and Application Deadlines

John B. Day, Chairman
JBD/lb

PUBLISH DATES: December 3, 2008 and December 10, 2008 of the Citizen News